

£89,995 Freehold



318 Newchurch Road, Bacup, Lancashire  
OL13 0LD





## PROPERTY DESCRIPTION

!! Investment Opportunity !! This two storey commercial property is offered for sale with vacant possession and is found in a popular main road location. The accommodation comprises of: ground floor 'sales shop' previously used as a cafe and offering generous, open plan accommodation. The first floor is a well proportioned two bedroom flat offering: one generous reception room, two spacious double bedrooms, a modern dining kitchen and a three piece bathroom suite. The property offers scope for conversion and easily be remodeled to suit a purchasers wish. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- End of terrace commercial unit
- Generous accommodation on offer
- Ground floor 'sales shop'
- First floor apartment
- Two double bedrooms to the first floor
- Modern dining kitchen
- Modern three piece bathroom suite
- Offering scope for conversion
- Early viewing is considered a must!





## ROOM DESCRIPTIONS

### Ground Floor - 'Sales Shop'

#### Shop Front

with entrance vestibule and having previously been used as a cafe's dining room. Generous in size and currently having commercial kitchen fittings.

#### Store Room

with staircase off leading to the first floor apartment.

### First Floor Apartment

#### Sitting Room

a well proportioned sitting room with window to the rear.

#### Bedroom One

a large main bedroom with a window to the front.

#### Bedroom Two

a second double bedroom with a window to the rear.

#### Dining Kitchen

a modern range of fitted wall and base units with a complimentary rolled edge working surface that incorporates a one bowl sink and drainer. There is an integrated four ring gas hob and oven with cooker hood over, space for appliances and ample dining space.

#### Bathroom

a modern three piece bathroom suite comprising of a low level WC, pedestal wash basin and a panelled bath. Tiled to compliment and a window to the rear.

